

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*
Leo Pizzano, Jr. – *Member*
Michael O'Connor – *Member*
Shayane Rangel – *Member*
George D'Angelo – *Member*
James Tarr – *Alternate*
Phil Mastrocola – *Alternate*



PLANNING DEPARTMENT STAFF

Matthew Lattanzi, Esq. – Acting Planning Director
Jay Monty – Transportation Director
Tom Philbin – Conservation Planner
Jeannie Vitukevich – Administrative Assistant

Main Office Line: 617-394-2334

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board
at Everett City Hall, 3rd Floor, Speaker George Keverian Room
on Monday, December 13, 2021 at 7:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 1911-1919 Revere Beach Parkway** – Proposal for the redevelopment of the site, razing an existing warehouse/commercial structure and constructing a six-story, 150,100 sq. ft. mixed-use building containing 153 residential units, approximately 1,700 sq. ft. of ground-floor retail storefront space, and 109 parking spaces distributed on ground floor, lower, and upper parking levels. Applicant is proposing that 23 units will be designated as affordable. 1911-1919 Revere Beach Parkway is a parcel of land referenced by Assessor's Department as K0-02-000057 and K0-02-000036.
(Continued from November 15, 2021)

III. New Business

- 1. Application for Waiver of Site Plan Review – 380 Main Street** – Proposal for Waiver of Site Plan Review for 380 Bow Street, which is a parcel of land referenced by Assessor's Department as D0-05-000167. The parcel currently contains a 3-story residential building with 4 dwelling units. Applicant is proposing to add 1 unit (for a total of 5 units) by reconfiguring and bringing up to code an area within the existing structure, making no expansion to the footprint of the building and having, what the proponent claims, no substantial impact on the surrounding community.
- 2. Application for Waiver of Site Plan Review – 120 Tremont Street** – Proposal for Waiver of Site Plan Review for 140 Tremont Street, which is a parcel of land referenced

by Assessor's Department as D0-04-000007. The parcel contains a 46-unit residential development with 47 parking spaces on site, which was approved by the Planning Board in 2016. Applicant is proposing a reduction in the parking space count from 47 to 17.

- 3. Site Plan Review & Special Permits – 12 Dexter Street; 3-5 Bow Street; 2 Thompson Place; 33, 35, 51 Mystic Street; 14-16 Robin Street; 1 & 15 Broadway (“East of Broadway”)** – Proposal for the redevelopment of multiple sites, totaling 269,162 square feet of cumulative land area. This proposal includes the construction of an approximately 20,000 gross-square-foot, two story restaurant building with an outdoor dining terrace, a 1800-seat event center with associated pre-function space, an approximately 2,212 space parking garage, as well as a pedestrian bridge to cross Broadway (Route 99) and connect to Encore Boston Harbor.

(Informal Introduction presented on November 15, 2021. The Matter is now under New Business and will be opened for a Public Hearing)

- 4. Informal Introduction – 165-167 Bow Street** – Presentation to be made by the Applicant followed on a vote for Peer Review funds

IV. Meeting Minutes

- 1. Approval of Minutes for Planning Board Meeting dated November 15, 2021**

V. Staff Communications –

- 1. 2022 Planning Board Meeting Schedule – Vote for Approval**


VI. Next Meeting: Monday, January 3, 2022

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be also brought up for discussion to the extent permitted by law.

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-25

on 12/9/21 at 3:20 P

Attest:


ASSIST City Clerk